

[REDACTED]

Mr Obote Hope
Planning Officer
Planning Solutions Team
London Borough of Camden
5 Pancras Square
London N1C 4AG

17 February 2019

Dear Mr Hope

**Planning Application 2019/0532/P
52 Eton Avenue NW3 3HN**

I write to register my objection to this full application to construct a basement beneath 52 Eton Avenue, Swiss Cottage.

[REDACTED] part of a mid-60s terrace of townhouses of which 52 Eton Avenue is also part. I have owned the house and have lived here for 15 years.

I know that several neighbours have also lodged objections. I am aware of their content and endorse them. Other than adding my own voice I will not rehearse them here. My emphasis will be on one point viz. drainage.

24 to 30 Crossfield Road, and 50 and 52 Eton Avenue form a conjoined terrace of townhouses built by Eton College in about 1964, as infill development on a plot of land they then owned.

All of the storm and foul water from the 7 houses, 24 to 30, discharges to a large combined sewer in Eton Ave. It does not discharge to any sewer in Crossfield Road, as would be conventional. There are two long collector pipes running through all of our gardens, one along the Crossfield Road frontage and the other behind our houses. Each house has connections into these two collector pipes. Both pipes then pass through the 52 Eton Ave plot to reach the public sewer.

It is a gravity system but, presumably constrained by the flat topography, the long collector pipes are laid to a very flat fall (shallow gradient) causing flow velocity to be low. Consequently the self-cleaning action is weak and they block easily. Their functionality is marginal now and always has been. I am very concerned that the proposals for 52 will seriously exacerbate this problem.

Whilst both front and back collector pipes will be affected it is the front one, along the Crossfield Road side, which most concerns me.

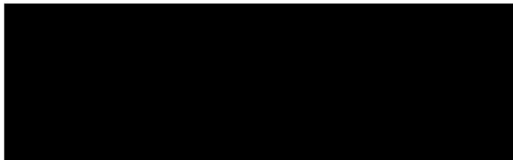
1. It is the major one of the two. It carries all of the roof stormwater plus all of the foul effluent from the 7 houses, 24 (upstream) to 30 Crossfield Road (downstream.)

2. It currently runs in a straight line from 24, through all of the gardens including that of 52 Eton Ave, to the public sewer. A straight line is good functionally as it minimises impediments to flow. This is important when the fall is so flat.
3. The 52 proposals will sever this direct route. In the Outline SUDS Strategy supporting document there is mention of diverting the pipe to run just inside the plot boundary, skirting the permanent excavations. The document acknowledges the existence of the shared drainage system but gives no detail of what is proposed. Functionality is not addressed. It should be addressed, as I believe it is problematic based on my experience of how marginal the current configuration is.
4. The outline proposals would significantly lengthen the drainage run and would introduce 3 changes of direction, 2 of which are 90 degree turns. A new manhole would be needed at each direction change, making a total of 4 new manholes. Increased length of run and sharp direction changes all slow the flow and would have cumulative adverse impacts on the hydraulic performance, already marginal now, possibly to the extent of rendering the drainage of 7 houses effectively non-functional.
5. The system must continue to work by gravity. For 7 households to have to rely on a privately-run pumped solution in the permanent condition would not be acceptable. While there is no mention of this as an option in the application I feel I should put down a marker for the future.

I ask you to require the applicants to develop their drainage design and demonstrate that it would be functional. If that is normally a matter for Building Control post-determination it would then be too late to discover that it doesn't work, and that there is no Plan B.

Thank you for your attention.

Yours sincerely



Mark Bidgood
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